

File No. 160992

Committee Item No. \_\_\_\_\_

Board Item No. 33

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: \_\_\_\_\_

Date: \_\_\_\_\_

Board of Supervisors Meeting

Date: September 20, 2016

#### Cmte Board

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Assessor-Recorder Report - March 25, 2016</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Board Resolution No. 205-16</u>               |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____  |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____  |
| <input type="checkbox"/> | <input type="checkbox"/>            | _____  |

Prepared by: Brent Jalipa

Date: September 15, 2016

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Report of Delinquent Real Property Transfer Taxes]

2  
3 **Resolution confirming report of delinquent real property transfer tax under Business**  
4 **and Tax Regulations Code, Section 1115.1(c), for Assessor's Parcel Block No. 0330, Lot**  
5 **No. 026 (55 Cyril Magnin Street), and directing transmission of said report to the**  
6 **Controller and Tax Collector for collection and deposit into the General Fund.**

7  
8 WHEREAS, The Office of the Assessor-Recorder issued demand letters to the owners  
9 of Assessor's Parcel Block No. 0330, Lot No. 026 (55 Cyril Magnin Street) for unpaid transfer  
10 tax liability, plus penalties and interest, and per Section 1115(d) of Article 12-C of the  
11 Business and Tax Regulations Code, recorded a Notice of Delinquent Real Property Transfer  
12 Taxes, and mailed a copy of the recorded notice, indicating that the Assessor-Recorder would  
13 initiate lien proceedings if the delinquency was not paid; and

14 WHEREAS, On April 26, 2016, the Assessor-Recorder requested that the Board of  
15 Supervisors initiate proceedings to impose a lien under Business and Tax Regulations Code,  
16 Section 1115.1(a) for the total unpaid balance against the real property transferred by  
17 Document 2016-K188583, Assessor's Parcel Block No. 0330, Lot No. 026 (55 Cyril Magnin  
18 Street), and confirm costs outlined in said Report of Delinquent Real Property Transfer Taxes;  
19 and

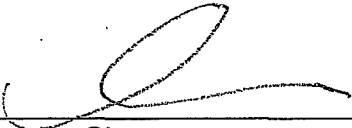
20 WHEREAS, On May 24, 2016, The Board of Supervisors held a hearing and adopted  
21 Resolution No. 205-16 (File No. 160438) initiating proceedings to impose a lien and  
22 confirming the costs, but Resolution No. 205-16 contained an error in the lot number, requiring  
23 the Board of Supervisors to adopt this subsequent resolution now, therefore, be it

1 RESOLVED, That the Report of Delinquent Real Property Transfer Taxes is hereby  
2 confirmed by the Board for Assessor's Parcel Block No. 0330, Lot No. 026 (55 Cyril Magnin  
3 Street); and, be it

4 FURTHER RESOLVED, That a copy of this resolution and a copy of the Report of  
5 Delinquent Real Property Transfer Taxes confirmed by the Board shall be transmitted to the  
6 Controller and Tax Collector of the City and County, whereupon it shall be the duty of said  
7 officers to add the amount of the delinquent transfer tax, penalties, and interest to the next  
8 regular bill for property taxes levied against the respective parcel of land, and shall be  
9 collected at the same time and in the same manner as ordinary City and County property  
10 taxes are collected, and shall be subject to the same procedure under foreclosure and sale in  
11 case of delinquency under the laws of the City and County and of the State of California; and,  
12 be it

13 FURTHER RESOLVED, That all monies received in payment of the transfer tax,  
14 interest and penalties shall be credited to the General Fund, Fund 1G AGF AAA Index Code  
15 995031, Sub-Object 12510.

16  
17  
18 APPROVED:

19  
20   
21 \_\_\_\_\_  
22 Carmen Chu  
23 Assessor-Recorder  
24  
25

CARMEN CHU  
ASSESSOR-RECORDER



SAN FRANCISCO  
OFFICE OF THE ASSESSOR-RECORDER

March 25, 2016

Angela Calvillo, Clerk of the Board  
Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689

**RE: Requesting that the Board of Supervisors Initiate Tax Lien Proceedings under San Francisco Business and Tax Regulations Code section 1115.1 for Delinquent Real Property Transfer Taxes – Parc 55 Hotel, San Francisco**

Dear Ms. Calvillo:

The Assessor-Recorder hereby submits the attached report to the City and County of San Francisco Board of Supervisors under Section 1115.1(a) of Article 12-C of the San Francisco Business and Tax Regulations Code. This matter involves delinquent real property transfer taxes related to the sale of the Parc 55 Hotel (55 Cyril Magnin Street, APN 0330-026) in 2015. The amount of delinquent transfer tax, penalties and interest totals \$5,220,922 (as of April 19, 2016), as further described below.

On February 19, 2015, a grant deed was recorded as Document 2015-K021395 transferring title of the Parc 55 Hotel from BRE Parc 55 Owner LLC to P55 Hotel Owner LLC. The purchase price reported on the Preliminary Change of Ownership Report (PCOR) and transfer tax affidavit accompanying the grant deed was \$359,440,000, exclusive of non-realty tangible and intangible personal property, and transfer tax of \$8,986,000 was paid.

On February 19, 2015, the Assessor-Recorder sent a letter to the new owner, P55 Hotel Owner LLC c/o Hilton Worldwide Inc., requesting documentation in support of the declared purchase price, including (1) the Purchase and Sale Agreement; (2) Buyer's closing statement; (3) Any other information pertaining to the consideration paid for personal property, FF&E or any other non-realty; and (4) a copy of the fully executed ground lease, if applicable.

On April 28, 2015 the Assessor-Recorder received documentation from the Paradigm Tax Group, representatives of P55 Hotel Owner LLC, including (1) Purchase and Sale Agreement, dated February 6, 2015; (2) Buyer and Sellers Settlement Statement, dated February 12, 2015; and (3) "Acquisition Price Allocation," prepared by Ryan, LLC.

Upon review of these materials, the Assessor-Recorder determined that the entire purchase price was \$525,000,000 and the value of the real estate, exclusive of non-realty, tangible and intangible

personal property, was \$500,550,000, or \$141,110,000 more than was declared at the time of recording. This value differential results in a transfer tax liability of an additional \$3,527,750.

On December 14, 2015 the Assessor-Recorder issued a demand letter to P55 Hotel Owner LLC for the unpaid transfer tax liability, plus penalties and interest per Section 1115 of Article 12-C of the City and County of San Francisco Business and Tax Regulations Code. The total amount due was \$5,079,960 (if paid by December 21, 2015).

There was no response to this demand letter. On January 19, 2016 the Assessor-Recorder recorded a Notice of Delinquent Real Property Transfer Taxes as Document 2016-K188583, which indicated a total amount due of \$5,150,369 (if paid by February 19, 2016). A copy of the recorded notice was sent via email and US Mail to P55 Hotel Owner LLC on January 19, 2016. This notice included a cover letter indicating that the Assessor-Recorder would initiate lien proceedings if the delinquency was not paid by February 19, 2016.

On February 23, 2016, the Assessor-Recorder received a voicemail from Mr. Glenn Alba, the managing director of Blackstone (the entity behind the seller, BRE Parc 55 Owner LLC), requesting wiring instructions to remit payment.

On February 24, 2016, the Assessor-Recorder provided Mr. Alba wiring instructions via email. Mr. Alba confirmed receipt and indicated the transfer would be made on Friday, February 26 or Monday, February 29, 2016. When no payment was received, the Assessor-Recorder inquired as to the status of the wire transfer via emails sent to Mr. Alba on February 29, 2016 and March 4, 2016. These inquiries were not answered.

Based on the foregoing, the Assessor-Recorder requests the City and County of San Francisco Board of Supervisors initiate proceedings to impose a lien under San Francisco Business and Tax Regulations Code section 1115.1 for the total unpaid balance against the real property transferred by Document 2015-K021395, 55 Cyril Magnin Street (APN 0330-026).

Sincerely,



Carmen Chu  
Assessor-Recorder

CARMEN CHU  
ASSESSOR-RECORDER



SAN FRANCISCO  
OFFICE OF THE ASSESSOR-RECORDER

**Report to the City and County of San Francisco Board of Supervisors  
Pursuant to San Francisco Business and Tax Regulations Code Section 1115.1(a)  
Parc 55 Hotel, San Francisco**

The San Francisco Assessor-Recorder has determined that insufficient transfer tax was paid on the Parc 55 sale (55 Cyril Magnin Street) recorded on February 19, 2015 as Document Number 2015-K021395.

A Notice of Delinquent Real Property Transfer Taxes was recorded on January 19, 2016 as Document # 2016-K188583 (attached); the delinquent taxes, penalties and interest total \$5,150,369 (as of February 19, 2016).

Pursuant to San Francisco Business and Tax Regulations Code section 1115.1, the Assessor-Recorder requests that the Board initiate proceedings to impose a lien for the unpaid tax, together with penalties and interest, against the real property described in the attached Notice of Delinquent Real Property Transfer Taxes, and summarized below.

Property Location:	55 Cyril Magnin Street
Property Name:	Parc 55 Hotel
Assessor's Parcel Number:	0330-026
Document Number:	2015-K021395
Recording Date:	2/19/2015
Delinquency Date:	3/21/2015
Grantee:	P55 Hotel Owner, LLC c/o Hilton Worldwide, Inc. 7930 Jones Branch Drive McLean, VA 22102
Grantor:	BRE Parc 55 Owner, LLC P.O. BOX 396 Boca Raton, FL 33429

CARMEN CHU  
ASSESSOR-RECORDER



SAN FRANCISCO  
OFFICE OF THE ASSESSOR-RECORDER

**VIA EMAIL AND US MAIL**

January 19, 2016

Mr. W. Steven Standefer  
P55 Hotel Owner LLC  
c/o Hilton Worldwide, Inc.  
7930 Jones Branch Drive  
McLean, VA 22102

**RE: Notice of Delinquent Real Property Transfer Taxes – Parc 55 Hotel, San Francisco**

Dear Mr. Standefer:

The San Francisco Assessor-Recorder has determined that insufficient transfer tax was paid on the Parc 55 sale recorded on February 19, 2015 as Document Number 2015-K021395; this tax is delinquent.

As indicated in the attached Notice of Delinquent Real Property Transfer Taxes, recorded on January 19, 2016, as Document # 2016-K188583, the delinquent taxes, penalties and interest total \$5,150,369. Under San Francisco Business and Tax Regulations Code section 1115.1, if the total amount due is not paid within 30 days of the recordation date of this notice, this office will initiate proceedings at a noticed public hearing before the San Francisco Board of Supervisors to impose a lien for the unpaid tax, together with penalties and interest, against the real property described in the delinquency notice.

Please remit \$5,150,369 by February 19, 2016, to my attention at the address listed below. If you have any questions or need additional information, I can be reached at 415-554-4806.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Douglas Legg".

Douglas Legg  
Deputy Assessor-Recorder  
Office of the Assessor-Recorder  
1 Dr. Carlton B. Goodlett Place, Room 190  
San Francisco, CA 94102-4698

CC: Carmen Chu, Assessor-Recorder  
Margaret Tseng, Recording Division Manager

1 Dr. Carlton B. Goodlett Place  
Room 100, San Francisco, CA 94102-4698  
Tel: (415) 554-5596 Fax: (415) 554-7151  
[www.sfaassessor.org](http://www.sfaassessor.org)

Recording Request by and when  
Recorded return to.

City and County of San Francisco  
Office of the Assessor-Recorder  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 190  
San Francisco, CA 94102



San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
**DOC- 2016-K188583-00**  
Acct 23-San Francisco County Recorder  
Tuesday, JAN 19, 2016 08:43:53  
Ttl Pd \$0.00 Rcpt # 0005297791  
car/AB/1-6

**NOTICE OF DELINQUENT REAL PROPERTY TRANSFER TAXES**

*(Filed pursuant to San Francisco Business and Tax Regulations Code Section 1115)*

**THIS IS TO NOTIFY YOU THAT TAX LIEN PROCEEDINGS WILL BE INITIATED IF PAYMENT OF  
OUTSTANDING TAXES, PENALTIES, and INTEREST ARE NOT REMITTED WITHIN 30 DAYS OF THIS NOTICE**

Property Location: 55 Cyril Magnin Street  
Property Name: Parc 55 Hotel  
Assessor's Parcel Number: 0330-026  
Document Number: 2015-K021395 (attached)  
Recording Date: 2/19/2015  
Delinquency Date: 3/21/2015  
Grantee: P55 Hotel Owner, LLC

The Grantee named herein is liable to the City and County of San Francisco for the total unpaid amount as set forth herein:

Tax Paid at Recordation	\$8,986,100
Total Tax Due	<u>\$12,513,750</u>
Delinquent Amount	<u>\$3,527,650</u>
+ 25% Delinquency Penalty	\$881,913
+ 10% Delinquency Penalty	\$352,765
+ Interest	<u>\$388,042</u>
<b>TOTAL Due if paid by 2/19/2016</b>	<b>\$5,150,369</b>

The total amount due includes penalties and interest. Additional interest will continue to accrue at the rate of one (1.0) percent per month as prescribed by law

Under San Francisco Business and Tax Regulations Code Section 1115 I, if the Grantee does not remit the total amount due within 30 days of the recordation date of this notice, this office will initiate proceedings at a noticed hearing before the San Francisco Board of Supervisors to impose a lien for the unpaid tax, together with penalties and interest, against the real property described in this delinquency notice



RECORDING REQUESTED BY  
**CHICAGO TITLE COMPANY**

*FWPN - T014001367*

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Dentons US LLP  
2398 East Camelback Road, Suite 850  
Phoenix, AZ 85016-9007  
Attention: Meghan Coggi

MAIL TAX BILLS TO:

Hilton Worldwide Inc.  
c/o Property Tax Department  
7930 Jones Branch Drive  
McLean, VA 22102

*Lot 026, Block 0330*

[Space Above This Line For Recorder's Use]

*55 Cyril Magnin St.*

**GRANT DEED**

The amount of the documentary transfer tax due is \$ 8,986,000.00 and is based on full value of the real property being conveyed.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BRE PARC 55 OWNER LLC, a Delaware limited liability company ("Grantor"), does hereby GRANT to P55 HOTEL OWNER LLC, a Delaware limited liability company ("Grantee"), all of that certain real property in the County of San Francisco, State of California, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference and made a part hereof (the "Land"), together with all of Grantor's right, title and interest in any and all structures and improvements located thereon, and all of Grantor's right, title and interest in and to the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances to the extent belonging or pertaining to the Land or such structures and improvements (collectively, the "Property").

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO (i) real estate taxes and assessments for the year 2015 not yet delinquent as of the date hereof and all subsequent years, (ii) applicable zoning ordinance and governmental regulations, (iii) conditions, restrictions, covenants, limitations, and easements of record, (iv) unrecorded leases, and (v) all matters that would be reflected on an accurate survey or shown by physical inspection of the Property, as of the date hereof.

Mail tax statements is attached to

*[No further text on this page. The next page is the signature page.]*

20159K02139500005  
San Francisco Assessor-Recorder  
Carmen Chu, Assessor-Recorder  
DOC 2015-K021395-00  
Acct 2001-Chicago Title Company Concord  
Thursday, FEB 19, 2015 12:25:06  
Ttl Pd\$8,986,03\* Nbr-0005103163  
oma/RE/1-5

EXHIBIT A

LEGAL

The land is situated in the City of San Francisco, County of San Francisco, State of California, and is described as follows:

PARCEL ONE:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF EDDY STREET, DISTANT THEREON 43 FEET 9 INCHES EASTERLY FROM THE EASTERLY LINE OF MASON STREET, RUNNING THENCE EASTERLY ALONG SAID LINE OF EDDY STREET 25 FEET, THENCE AT A RIGHT ANGLE NORTHERLY 85 FEET, THENCE AT A RIGHT ANGLE WESTERLY 25 FEET, THENCE AT A RIGHT ANGLE SOUTHERLY 85 FEET TO THE POINT OF BEGINNING.

BEING A PART OF 50 VARA BLOCK NO. 171.

PARCEL TWO:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF ELLIS STREET WITH THE EASTERLY LINE OF MASON STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF ELLIS STREET 35 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 100 FEET; THENCE AT A RIGHT ANGLE 35 FEET TO THE EASTERLY LINE OF MASON STREET; THENCE AT A RIGHT ANGLE NORTHERLY AND ALONG SAID LINE OF MASON STREET 100 FEET TO THE POINT OF BEGINNING.

BEING A PART OF 50 VARA BLOCK NO. 171.

PARCEL THREE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF ELLIS STREET, DISTANT THEREON 35 FEET EASTERLY FROM THE EASTERLY LINE OF MASON STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF ELLIS STREET 52 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 120 FEET (DEED), 100 FEET MEASURED; THENCE AT A RIGHT ANGLE WESTERLY 52 FEET 6 INCHES; THENCE AT A RIGHT ANGLE NORTHERLY 100 FEET TO THE POINT OF BEGINNING.

BEING A PART OF 50 VARA BLOCK NO. 171.

PARCEL FOUR:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF ELLIS STREET, DISTANT THEREON 87 FEET AND 6 INCHES EASTERLY FROM THE EASTERLY LINE OF MASON STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF ELLIS STREET 50 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 100 FEET; THENCE AT

A RIGHT ANGLE WESTERLY 50 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 100 FEET TO THE POINT OF BEGINNING.

BEING A PART OF 50 VARA BLOCK NO. 171.

PARCEL FIVE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF ELLIS STREET, DISTANT THEREON 137 FEET AND 6 INCHES EASTERLY FROM THE EASTERLY LINE OF MASON STREET; RUNNING THENCE EASTERLY AND ALONG SAID LINE OF ELLIS STREET 36 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 89 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 36 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE 89 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING PART OF 50 VARA BLOCK NO. 171.

PARCEL SIX:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF EDDY STREET, DISTANT THEREON 68 FEET, 9 INCHES EASTERLY FROM THE EASTERLY LINE OF MASON STREET, RUNNING THENCE EASTERLY ALONG SAID LINE OF EDDY STREET 105 FEET 3 INCHES TO THE NORTHWESTERLY CORNER OF EDDY STREET AND FIFTH STREET, NORTH RUNNING THENCE NORTHERLY ALONG FIFTH STREET NORTH 185 FEET 6 INCHES (DEED), 185.625' MEASURED, TO A POINT 89 FEET 6 INCHES SOUTHERLY FROM THE SOUTHWESTERLY CORNER OF ELLIS STREET AND FIFTH STREET NORTH; THENCE AT A RIGHT ANGLE WESTERLY 36 FEET, 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 10 FEET, 6 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 68 FEET 9 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 175 FEET (DEED), 175.125' MEASURED, TO THE TRUE POINT OF BEGINNING.

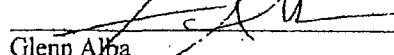
PARCEL SEVEN:

BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF EDDY STREET AND THE EASTERLY LINE OF MASON STREET; RUNNING THENCE EASTERLY ALONG SAID NORTHERLY LINE OF EDDY STREET 43 FEET AND 9 INCHES; THENCE AT A RIGHT ANGLE NORTHERLY 85 FEET; THENCE AT A RIGHT ANGLE WESTERLY 43 FEET AND 9 INCHES TO THE EASTERLY LINE OF MASON STREET; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF MASON STREET 85 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE OF EDDY STREET AND THE POINT OF BEGINNING.

Assessor's Lot 926, Block 171-11

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

BRE PARC 55 OWNER LLC,  
a Delaware limited liability company

By:   
Name: Glenn Alba  
Title: Managing Director and Vice President

State of NEW YORK            )  
County of NEW YORK        ) ss

On the 10<sup>th</sup> day of February in the year 2015 before me, the undersigned, personally appeared Glenn Alba, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to this instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Robin Assa  
Notary Public

ROBIN ASSA  
NOTARY PUBLIC, State of New York  
No. 01AS6166570  
Qualified in Kings County  
Commission Expires May 21, 2016

Acknowledged on Page [redacted]



City and County of San Francisco

Certified Copy

Resolution

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

160438 [ Report of Delinquent Real Property Transfer Taxes ]

Sponsors: Tang; Peskin

Resolution confirming report of delinquent real property transfer tax under Business and Tax Regulations Code, Section 1115.1(c), for Assessor's Parcel Block No. 0284, Lot No. 010 (562 Sutter Street) and Block No. 0330, Lot No. 023 (55 Cyril Magnin Street), and directing transmission of said report to the Controller and Tax Collector for collection and deposit into the General Fund. (Assessor-Recorder)

5/24/2016 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

6/3/2016 Mayor - APPROVED

STATE OF CALIFORNIA  
CITY AND COUNTY OF SAN FRANCISCO

CLERK'S CERTIFICATE

I do hereby certify that the foregoing Resolution is a full, true, and correct copy of the original thereof on file in this office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City and County of San Francisco.

June 06, 2016

Date

*Peggy Nevin*  
for Angela Calvillo  
Clerk of the Board

1 [Report of Delinquent Real Property Transfer Taxes]  
2

3 **Resolution confirming report of delinquent real property transfer tax under Business**  
4 **and Tax Regulations Code, Section 1115.1(c), for Assessor's Parcel Block No. 0284, Lot**  
5 **No. 010 (562 Sutter Street) and Block No. 0330, Lot No. 023 (55 Cyril Magnin Street), and**  
6 **directing transmission of said report to the Controller and Tax Collector for collection**  
7 **and deposit into the General Fund.**  
8

9 WHEREAS, The Office of the Assessor-Recorder issued demand letters to the owners  
10 of Assessor's Parcel Block No. 0284, Lot No. 010 (562 Sutter Street) and Block No. 0330, Lot  
11 No. 023 (55 Cyril Magnin Street) for unpaid transfer tax liability, plus penalties and interest,  
12 and per Section 1115(d) of Article 12-C of the Business and Tax Regulations Code, recorded  
13 a Notice of Delinquent Real Property Transfer Taxes, and mailed a copy of the recorded  
14 notice, indicating that the Assessor-Recorder would initiate lien proceedings if the delinquency  
15 was not paid; and

16 WHEREAS, The Assessor-Recorder has requested that the Board of Supervisors  
17 initiate proceedings to impose a lien under Business and Tax Regulations Code, Section  
18 1115.1(a) for the total unpaid balance against the real property transferred by Document  
19 2016-K188248, Assessor's Parcel Block No. 0284, Lot No. 010 (562 Sutter Street) and  
20 Document 2016-K188583, Assessor's Parcel Block No. 0330, Lot No. 023 (55 Cyril Magnin  
21 Street), and confirm costs outlined in said Report of Delinquent Real Property Transfer Taxes;  
22 and


23 WHEREAS, The Board of Supervisors held a hearing on May 24, 2016; now, therefore,  
24 be it

1 RESOLVED, That the Report of Delinquent Real Property Transfer Taxes is hereby  
2 confirmed by the Board; and, be it

3 FURTHER RESOLVED, That a copy of this resolution and a copy of the Report of  
4 Delinquent Real Property Transfer Taxes confirmed by the Board shall be transmitted to the  
5 Controller and Tax Collector of the City and County, whereupon it shall be the duty of said  
6 officers to add the amount of the delinquent transfer tax, penalties, and interest to the next  
7 regular bill for property taxes levied against the respective parcel of land, and shall be  
8 collected at the same time and in the same manner as ordinary City and County property  
9 taxes are collected, and shall be subject to the same procedure under foreclosure and sale in  
10 case of delinquency under the laws of the City and County and of the State of California; and,  
11 be it

12 FURTHER RESOLVED, That all monies received in payment of the transfer tax,  
13 interest and penalties shall be credited to the General Fund, Fund 1G AGF AAA Index Code  
14 995031, Sub-Object 12510.

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17 APPROVED:

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20 \_\_\_\_\_  
21 Carmen Chu  
22 Assessor-Recorder  
23  
24  
25





City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Tails  
Resolution

File Number: 160438

Date Passed: May 24, 2016


Resolution confirming report of delinquent real property transfer tax under Business and Tax Regulations Code, Section 1115.1(c), for Assessor's Parcel Block No. 0284, Lot No. 010 (562 Sutter Street) and Block No. 0330, Lot No. 023 (55 Cyril Magnin Street), and directing transmission of said report to the Controller and Tax Collector for collection and deposit into the General Fund.

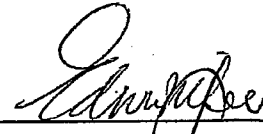
May 24, 2016 Board of Supervisors - ADOPTED

Ayes: 11 - Avalos, Breed, Campos, Cohen, Farrell, Kim, Mar, Peskin, Tang, Wiener and Yee

File No. 160438

I hereby certify that the foregoing Resolution was ADOPTED on 5/24/2016 by the Board of Supervisors of the City and County of San Francisco.

  
Angela Calvillo  
Clerk of the Board

  
Mayor

6/3/16  
Date Approved

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2016 SEP 13 11:24 AM  
Time stamp or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [ ] inquires"
- 5. City Attorney request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Reactivate File No. [ ]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission     Youth Commission     Ethics Commission
- Planning Commission     Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.**

**Sponsor(s):**

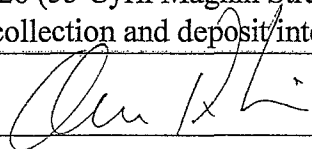
Supervisor Peskin; Tang

**Subject:**

[Report of Delinquent Real Property Transfer Taxes]

**The text is listed below or attached:**

Resolution confirming report of delinquent real property transfer tax under Business and Tax Regulations Code, Section 1115.1(c), for Assessor's Parcel Block No. 0330, Lot No. 026 (55 Cyril Magnin Street), and directing transmission of said report to the Controller and Tax Collector for collection and deposit into the General Fund.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only: